

Planning Commission 2018 Annual Report

The City of Muskegon Planning Commission is required to provide an annual report of its activities for each calendar year. This report is to fulfill Article II, Section 19 of Public Act 33 of 2008 (Michigan Planning Enabling Act).

The Michigan Planning Enabling Act states that “planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development.”

Site Plan Review

Hearing, Case 2018-01 (Approved): Request for a departure from Section 2003.07 of the form based code section of the zoning ordinance to forego the rooftop mechanical equipment screening requirements at 285 W Western Ave, by Parkland Muskegon, Inc.

Hearing, Case 2018-11 (Approved): Request for departures from the Form Based Code for the proposed building at 895 4th St, by Pigeon Hill Brewing Company.

Hearing, Case 2018-14 (Approved): Request for a site plan review for a new 490,000 sf building in an I-2, General Industrial district at 2420 Remembrance Dr by Grooters Land Development.

Special Land Use Permit Review

Hearing, Case 2018-03 (Approved): Request to allow a non-profit organization that focuses on assisting young adults that have recently aged out of the foster care system transition to independent living in an RM-1, Low Density Multiple Family Residential district at 1698 Sanford St, contingent upon the successful rezoning of the property, by Step Up.

Hearing, Case 2018-07 (Approved): Request for a Special Use Permit to allow the conversion of the first floor commercial space to be utilized as another residential unit in an R-2, Medium Density Single Family Residential District at 1736 Beidler St.

Hearing, Case 2018-10 (Approved): Request for a Special Land Use Permit to allow for tours and special events to be held on a ship docked at 2098 Lakeshore Dr, by S.S. Milwaukee Clipper Preservation, Inc.

Hearing, Case 2018-13 (Approved): Request for a Special Use Permit to allow a private club at 2374 S Getty St, by Soul Survivors.

Hearing, Case 2018-16 (Approved): Request for a special land use permit to operate a non-profit organization that will house up to four men (aged 18-24) that have recently graduated out of foster care living, along with a live-in house manager, at 1670 Peck St, by Step Up.

Hearing, Case 2018-17 (Approved): Request for a special land use permit to increase a non-conforming structure no more than 30% at 1828 Edgewater St, by Steven Schiller.

Hearing, Case 2018-22 (Approved): Request for a special land use permit to allow an addition to a non-conforming use at 2016 Morton St, by Barb and Stan Varboncoeur.

Hearing, Case 2018-27 (Approved): Request for a special land use permit to allow a gas station at 415 E Laketon Ave, by Surinder Kaur.

Planned Unit Developments

Hearing, Case 2018-06 (Approved): Request to amend the Planned Unit Development at 1161 W Southern Ave to demo a portion of the building and to expand the parking lot, by Avasure Properties, LLC.

Hearing, Case 2018-08 (Approved): Request to amend the Planned Unit Development at 1670 E Sherman Blvd to utilize the building as a medical office that provides urgent care, occupational medicine and radiology, by Mercy Health Partners.

Hearing, Case 2018-28 (Approved): Request for preliminary Planned Unit Development approval for a mixed-use development at 3400, 3460, 3474 Wilcox Ave, 1875 Waterworks Rd and 1490 Edgewater St, by MiCOAST Properties, LLC.

Ordinance Amendments

Hearing, Case 2018-05 (Approved): Staff-initiated request to amend Section 2330 of the zoning ordinance to create a Medical Marijuana Facilities Overlay District.

Hearing, Case 2018-12 (Approved): Request to amend Section 2005.10 of the Form Based Code to allow Foster Group Homes as a Special Land Use permitted in certain building types and to allow home-based businesses in all building types.

Hearing, Case 2018-20 (Approved): Staff-initiated request to amend Section 2311 of the zoning ordinance

to allow accessory structures in front yards on corner lots, under certain conditions.

Hearing, Case 2018-21 (Approved): Staff-initiated request to amend Section 2331 of the zoning ordinance to allow six foot tall fences in front yards on corner lots in residential areas, under certain conditions.

Rezoning's

Hearing, Case 2018-09: Staff-initiated request to rezone 1814 Dyson St, 1824 Dyson St, 1831 Dyson St and 1828 Jarman St from B-2, Convenience and Comparison Business District to R-2, Medium Density Single Family Residential District. Also to rezone 1813 Dyson St from R-1, Low Density Single Family Residential District to R-2, Medium Density Residential District. Also to rezone 1808 McIlwraith St, 1814 McIlwraith St, and 1825 Jarman St from B-4, General Business District to R-2, Medium Density Single Family Residential District.

Hearing, Case 2018-02 (Approved): Request to rezone the property at 1698 Sanford St from R-2, Medium-Density Single-Family Residential district to RM-1, Low-Density Multiple-Family Residential district, by Step Up.

Hearing, Case 2018-18 (Denied): Request to rezone the property at 939 E Laketon Ave from B-2, Convenience & Comparison Business District to B-4, General Business District, by Christine DeVries.

Hearing, Case 2018-23 (Denied): Request to rezone a portion of the property at 306 Campbell St from R-1, Low Density Single Family Residential to I-1, Light Industrial.

Hearing, Case 2018-24 (Approved): Request to rezone a portion of the property at 710 Pulaski Ave from I-1, Light Industrial to B-4, General Business, by David Ramos.

Hearing, Case 2018-26 (Approved): Staff initiated request to rezone 372, 380, 388, 394, 398, 406, and 414 Houston Ave; 1246, 1252 and 1258 5th St; 240, 250 and 254 Monroe Ave; and 1148 6th St from R-3, High Density Single Family Residential to Form Based Code, Urban Residential.

Hearing, Case 2018-30 (Approved): Staff-initiated request to rezone the property at 1021 Jefferson St from Form Based Code, Urban Residential to Form Based Code, Neighborhood Core.

Street/Alley Vacations

Hearing, Case 2018-04 (Approved): Staff-initiated request to vacate Market St between Western Avenue and Terrace St.

Hearing, Case 2018-29 (Approved): Staff-initiated request to vacate the alley between Nelson St and Harbour Towne Circle north of Rodgers Ave.

Planning Commission Attendance

Commissioner	Attended
Joe Doyle	9/10
Tim Michalski	8/10
Bill Larson	9/10
Bryon Mazade	9/10
Jill Montgomery-Keast	9/10
Frank Peterson	7/10
Eric Hood	9/10
Stephen Gawron	8/10
Blanch smith	8/10